

Magnificent and large Norman property in perfect condition and located in a quiet area



INFORMATION

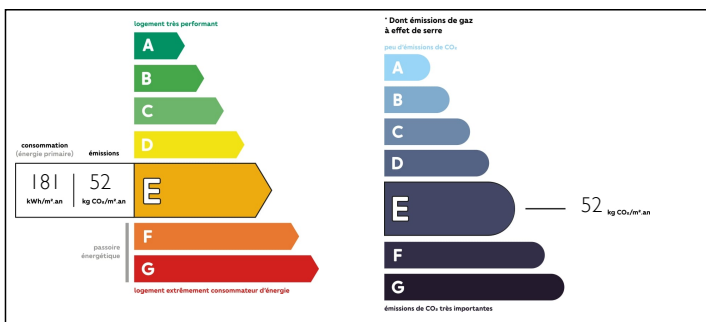
Town:	Pacy-sur-Eure
Department:	Eure
Bed:	10
Bath:	7
Floor:	577 m2
Plot Size:	8150 m2

IN BRIEF

A few minutes from Pacy-sur-Eure, in a peaceful environment, in the heart of its wooded and landscaped garden out of sight, this house is built on a fenced plot of approximately 8150 m². Perfectly maintained, full of charm and authenticity, it includes among its strong points many bedrooms and an apartment ready to welcome friends, relatives or a gîte or bed and breakfast activity.



ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe foncière: 4200 EUR

NOTES

DESCRIPTION

This charming house is located just a few minutes from all amenities, 20 minutes from Evreux and its train station to Paris St-Lazare, 25 minutes from Vernon and Giverny, 1 hour from Paris, 1h25 from Deauville and its beaches, from Dieppe and from Le Havre, 3h from Calais.

Ground floor

Kitchen □ 24.6 m²

Large living room/living room/dining room □ 90 m²

Office □ 13 m²

Bedroom 1 □ 20.4 m² with bathroom □ 17.3 m²

Cellar/laundry room □ 8.6 m²

Reception room □ 75 m² with bar

First floor.

Bedroom 2 □ 19.8 m² with shower room □ 4.5 m²

Bedroom 3 □ 40.6 m² with bathroom □ 9.1 m²

Bedroom 4 □ 11.9 m²

Bedroom 5 □ 10.9 m²

Bedroom 6 □ 10.2 m²

Bedroom 7 □ 10.7 m²

Bedroom 8 □ 10.1 m²

Bedroom 9 □ 24.3 m²

Shower room □ 6.5 m²

Bathroom □ 6.2 m²

Bathroom □ 10.6 m²

Mezzanine □ 13 m²

Room to convert □ 93 m²

Cellar □ 32 m²

Apartment

Kitchen □ 10.9 m²

Living room □ 18.7 m²

Bedroom □ 21.2 m²

Shower room □ 2.9 m²

Office/boudoir □ 5.3 m²

Outside